

An exceptionally well appointed and presented three-bedroom detached family bungalow, located just a short walk from the amenities of Framlingham town.

Guide Price
£375,000 Freehold
Ref: P7334

5 The Knoll
Framlingham
Woodbridge
Suffolk
IP13 9DH



Entrance porch, open plan sitting/dining room, kitchen, three-bedrooms and family bathroom.

Single garage, off-road parking and enclosed good sized garden to rear.

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Location

Framlingham offers a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency, doctors surgery, vets and delicatessen. It is also home to the Crown Hotel, a Co-operative supermarket, Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College. Framlingham is perhaps best known for its magnificent castle which is managed by English Heritage. Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside and amenities such as golf in the nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street Station, scheduled to take just over the hour.

Description

5 The Knoll is an exceptionally well presented and recently renovated and refurbished three-bedroom detached bungalow which has undergone had a complete schedule of renovation and refurbishment during the current vendors' tenure.

The work has been carried out to exacting standards. This includes the channelling in of all electrics and pipework, discretely hidden behind walls and the installation of a modern Hive system, which individually controls all the independent radiators in each of the rooms. The property is also fitted with a water softener. The property also benefits from a new front door, modern UPVC double glazing, recessed lighting throughout and gas fired central heating.

This is a property that the vendors clearly love and have enjoyed during their tenure as it has proved to be a wonderful family home. The well laid out accommodation is light and spacious and comprises an entrance porch and an open plan sitting/dining room with large picture windows and doors to the front. The dining room leads through to the kitchen, all with clean lines and modern units. In addition, there are three bedrooms and a family bathroom.

One of the highlights of the property is the generous garden to the rear, which is mainly laid to lawn with established shrub and flower borders with an eclectic mix of flowers which are just coming into their own. This is enclosed by close boarded fencing.



The Accommodation

A UPVC front door leads to the

Entrance Porch

With built-in cupboard for coats and shoes with hanging rail and shelf above. Partially glazed door through to the

Sitting Room/Dining Room 23'3 x 19'2 (7.09m x 5.84m)

Currently with designated office area. Open plan with large picture windows which fully open as doors to the front. Laminate style flooring throughout. High level window and further window to the side. Wall mounted radiators. The dining room leads through to the



Kitchen 10' x 9' (3.05m x 2.74m)

With window to the side and partially glazed door to the garden. Matching range of high level wall and base units in modern clean lines with four ring electric hob with stainless steel extractor hood over. Stainless steel single drainer sink unit with mixer tap over. Water softener. High level microwave oven and main oven to the side. Tiled splashbacks to roll-top worksurfaces. There is an integrated fridge freezer, larder cupboard and dishwasher. Partially glazed door to the



Inner Hallway

With access to loft space. Built-in storage cupboard with shelving. Doors off from the inner hall to

Bedroom One 13' x 9'3 (3.96m x 2.82m)

With window to rear. Wall mounted radiator. Laminate style flooring and built-in triple, mirrored fronted, wardrobe with shelving, hanging rail and storage system.



Bedroom Two 10' x 9'3 (3.05m x 2.82m)

With window to rear. Built-in fitted wardrobe with shelving (available by separate negotiation). Laminate style flooring and wall mounted radiator.



Bedroom Three 9'7 x 8' (2.92m x 2.44m)

A single bedroom with window to side. Built-in fitted wardrobe with shelving (available by separate negotiation). Laminate style flooring. Wall mounted radiator.



Bathroom

With high level obscure glazed window to the side. Panelled bath with mixer tap over, shower attachment and mains fed drencher shower above with glass screen. Hidden cistern WC with shelf above. Incorporating a range of storage units. Basin with cupboards under and mixer tap over. Mirror and light above and shaver point. Floor storage. Chrome heated towel radiator. Ceramic tiled flooring. Recessed lighting.



Outside

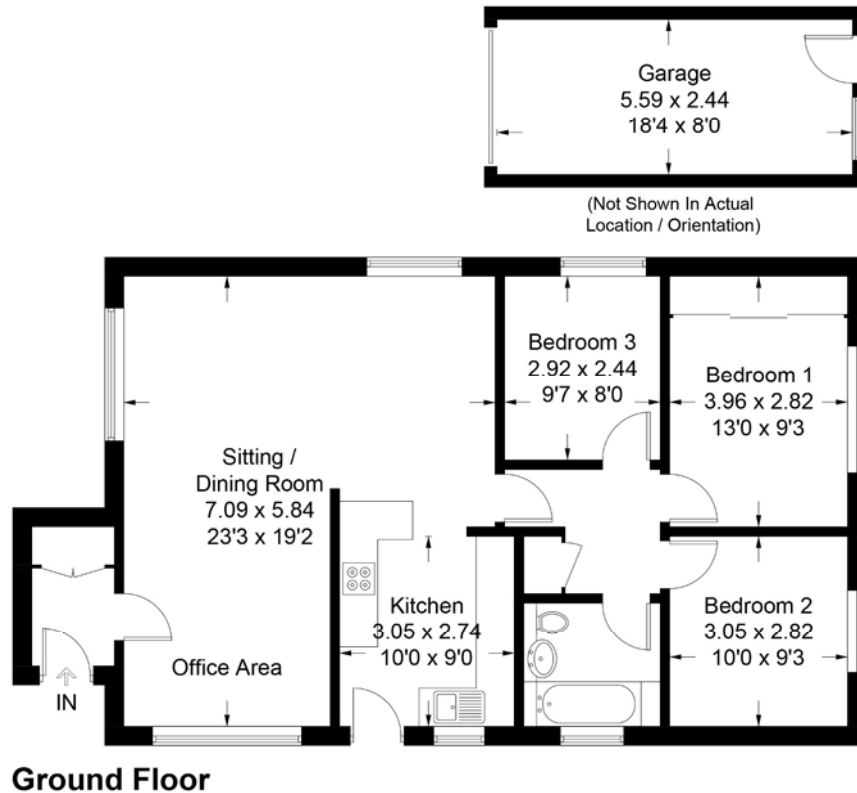
The property is approached from the front via a driveway which provides off-road parking in front of the **single detached garage, 18'4 x 8' (5.59m x 2.44m)**. This has an up and over door to front, personnel door to the rear, power and lighting and space and plumbing for washing machine. There is a gated access to the right of this with entrance to the rear garden.

The rear garden is an oasis in the centre of town. As you come into the rear garden there is a large paved terrace with a private dining area with raised flower beds, being beautifully planted with a range of flowers and shrubs including a magnolia tree and wisteria. The terrace has steps leading up to the secluded rear garden which is bordered by flower and shrub borders and enclosed with close boarded fencing. There is an outside tap and external power points and lighting. The garden to the front is landscaped with a range of flowering plants and shrubs.



5 the knoll, framlingham

Approximate Gross Internal Area = 84.4 sq m / 908 sq ft
Garage = 13.7 sq m / 147 sq ft
Total = 98.1 sq m / 1055 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating C (copy available from the agents via email)

Council Tax Band C; £1,907.96 payable per annum 2024/2025

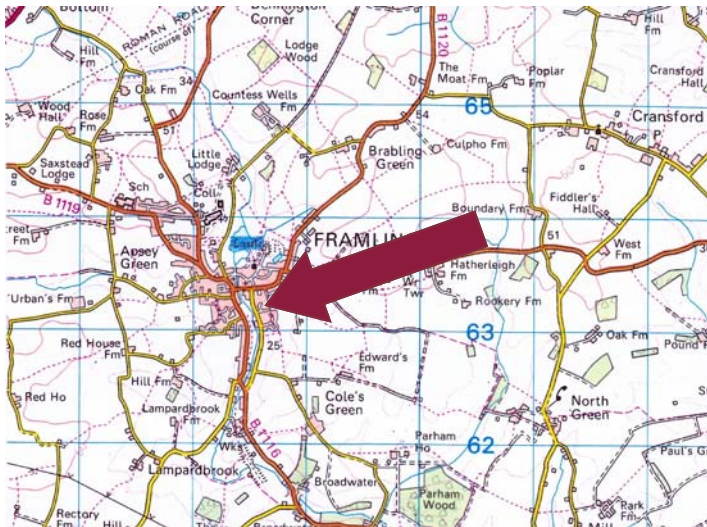
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

April 2024



Directions

Leaving the Agents office in Well Close Square, turn left and take the first left into Fore Street. Proceed towards the top of Fore Street, turning right into Fairfield Road. Proceed into Fairfield Road, taking the first left into the Knoll. The property will be identified on the left hand side with a Clarke & Simpson for sale board.

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